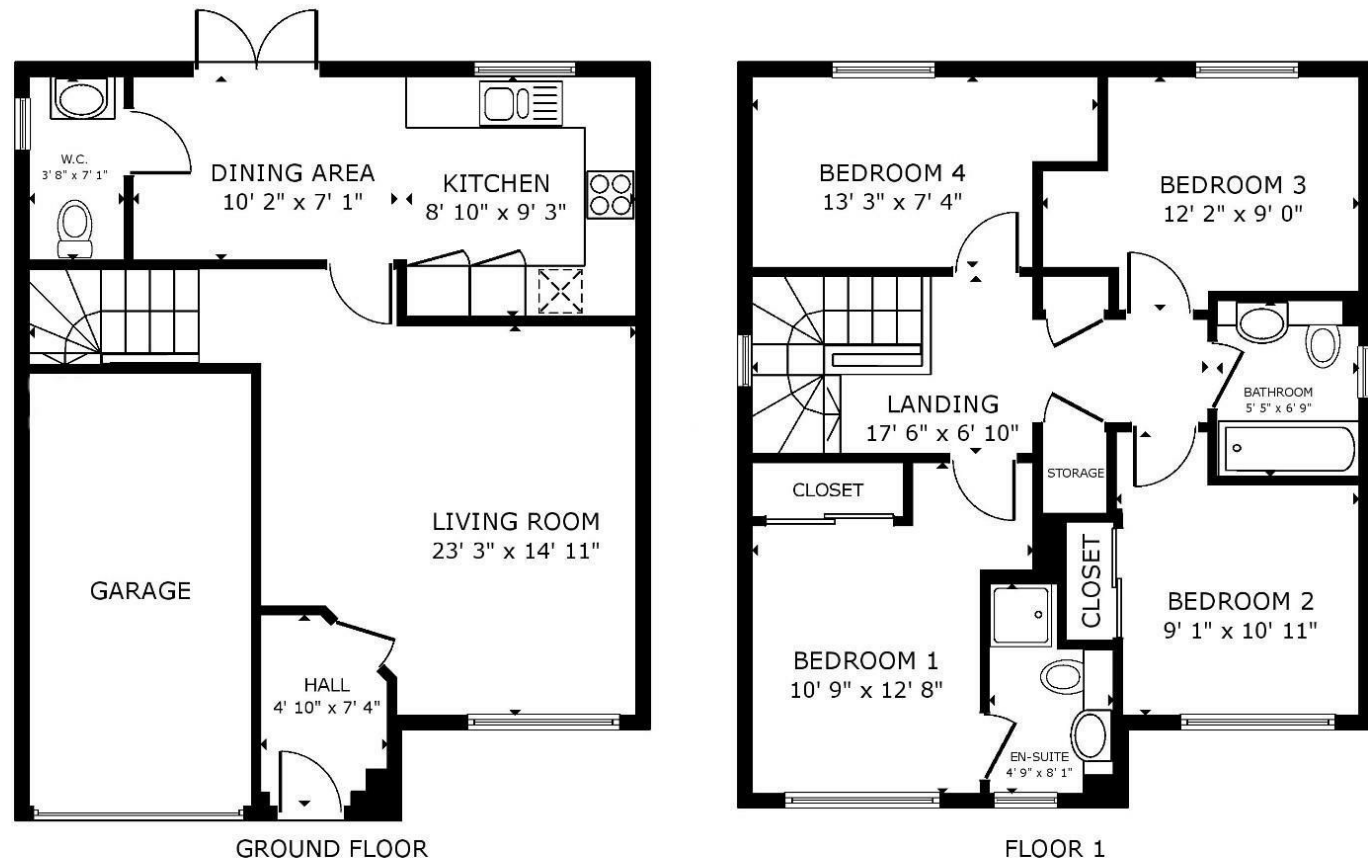


5 Oak Drive, Sychdyn, Mold, Flintshire, CH7 6WH



GROUND FLOOR

FLOOR 1



GROSS INTERNAL AREA
GROUND FLOOR 476 sq.ft. FLOOR 1 607 sq.ft.
EXCLUDED AREAS : GARAGE 142 sq.ft.
TOTAL : 1,083 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



5 Oak Drive
Sychdyn, Mold, Flintshire
CH7 6WH

Price
£325,000

A MODERN FOUR BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE, standing in an attractive position in this popular village community with views across surrounding countryside. The property affords well appointed accommodation with the benefit of gas fired central heating, double glazing and the remaining balance of the builder's warranty. In brief comprising entrance hall, living room, kitchen diner with attractive range of units and integrated Smeg appliances, ground floor cloakroom/WC, first floor landing, bedroom one with built in wardrobes and well appointed en suite shower room, three further bedrooms (one with built in wardrobes) and family bathroom with fitted cabinets. Off road parking, integral garage and rear garden with paved patio area.

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

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ESTATE AGENTS

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www.cavendishproperties.co.uk

LOCATION



Built in 2018 and forming part of this successful development by Stewart Milne Homes, the property occupies an attractive position on the periphery of Sychdyn village, near to open countryside and being within walking distance of a local primary school, shop and inn. The county town of Mold is within a short drive which provides a comprehensive range of shopping facilities catering for most daily needs, noted English and Welsh secondary schools and leisure facilities. The A55 Expressway is within 2 miles at Northop, enabling ease of access along the north Wales coast, to Chester (approximately 12 miles) and motorway network beyond,

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Wood effect double glazed panelled door to entrance hall.

ENTRANCE HALL

Radiator, laminate wood effect flooring to part, internal door to living room.

LIVING ROOM



Double glazed window to the front, continuation of the laminate wood effect flooring, TV and telephone points, double and single panelled radiators, recess with turned staircase to the first floor. Internal door to kitchen diner.



ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

OUTSIDE



The property occupies an attractive corner position with views over surrounding fields and is approached over a wide tarmac drive providing off road parking and access to the integral single garage.

FRONT GARDEN

Small front lawned garden area with established shrubs and bushes and paved pathway to the right hand gable with gate leading through to the rear garden. Outside light.

INTEGRAL GARAGE

Up and over, power and light installed.

REAR GARDEN



To the rear is a good sized fully enclosed garden with panelled fencing, paved patio area, outside light and tap.



DIRECTIONS

From the agent's Mold office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout, take the second exit and proceed to the next set of traffic lights bearing left for Sychdyn/Northop. Follow the road into Sychdyn, turning 2nd right opposite The Cross Keys Inn onto Vownog. Continue past the children's park on the left and take the next left-handed turning thereafter into Ffordd Eldon. Proceed straight ahead and into Ash Road whereupon Oak Drive will be found on the right hand side.

AGENTS NOTES -SERVICE CHARGE

An annual service charge is payable for the upkeep of the communal green areas on the development. The cost for 1/1/2024 - 31/12/24 is £287.05.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

KITCHEN DINER



Well fitted with an attractive range of wood grain style cream fronted base and wall units with contrasting light toned wood effect worktops incorporating breakfast bar and matching upstands. Inset stainless steel sink unit with preparation bowl and adjustable mixer tap, tiled splashback, range of integrated Smeg appliances comprising stainless steel four gas burner hob with cooker hood above, electric double oven, fridge/freezer and dishwasher. Void and plumbing for washing machine, cupboard housing the Ariston gas fired central heating boiler, wood effect vinyl floor covering, two double panelled radiators, double glazed window, double glazed French doors to the garden.



CLOAKROOM/WC



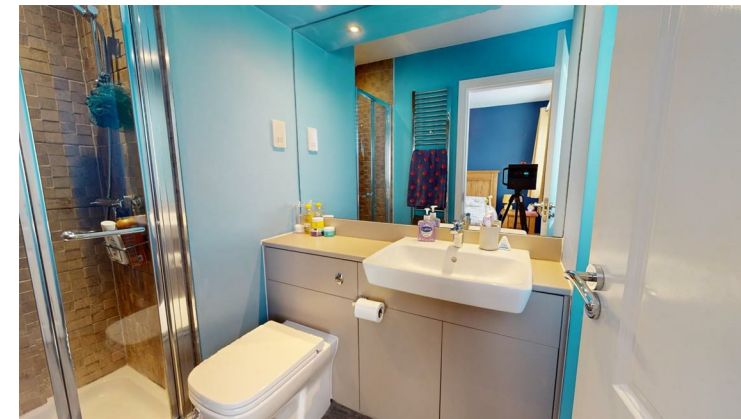
Comprising low flush WC and wash hand basin with mixer tap with white cabinet beneath. Wood effect vinyl floor covering, radiator, recessed ceiling lighting, double glazed window with frosted glass.

FIRST FLOOR LANDING

Spacious landing with double glazed window with frosted glass, loft access, double panelled radiator, built in cupboard

housing the pressurised hot water cylinder tank, further built in storage cupboard. White panelled interior doors lead to all rooms.

EN SUITE



A well appointed en suite shower room with fitted cabinet comprising tiled shower enclosure with folding screen and chrome mains shower valve, semi recessed wash basin with cupboards beneath and low flush WC with concealed cistern. Large fitted mirror with concealed lighting, vinyl floor covering, chrome towel radiator, extractor fan, double glazed window with frosted glass.

BEDROOM TWO



A double sized room with double glazed window to the front, TV aerial point, radiator, built in wardrobe with mirrored sliding door fronts.

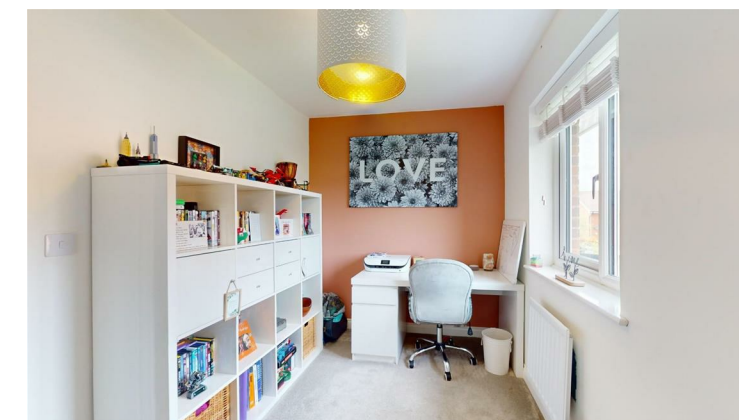


BEDROOM THREE



Double glazed window to the rear with views over surrounding countryside, radiator.

BEDROOM FOUR



Double glazed window to the rear, TV aerial point, radiator.

BATHROOM



A well appointed family bathroom with fitted cabinets comprising panelled bath with mixer tap, shower and screen, semi recessed wash basin with wood effect cupboard beneath and low flush WC with concealed cistern. Fitted mirror, concealed lighting, radiator, vinyl floor covering, extractor fan, double glazed window with frosted glass.

